

**Gruenwald Family  
Trust  
Joan Bohl - Trustee**

**Thursday, November 4, 2021  
Sale Time: 10:00 AM**

**Auction Location  
Spink County Fairgrounds Building  
Redfield, SD**

**JARK/WORLIE AUCTION, LLC  
Val W. Jark  
(605) 380-2244  
Broker Associate #12404**



## **Welcome**

**We would like to invite and welcome you to our public auction! This is a great opportunity to add Spink County Cropland to your portfolio. This Zell, SD area land offers farming, grazing, hunting & investment opportunities!**

### **Legal Descriptions**

**Lot 1 - SE ¼ of 5-116-65  
Exline Township, Spink County, SD**

**Lot 2 - SW ¼ of 4-116-65  
Exline Township, Spink County, SD**

**► It is our intention to offer choice of Lots 1 & 2. High bid may take Lot 1 (\$\_\_x 160 taxable acres), Lot 2 (\$\_\_x 160 taxable acres) or Lots 1 & 2 combined (\$\_\_x 320 taxable acres). If high bid only takes one tract, we will then offer the remaining Lot.**

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**► Buyer(s) will have the right to operate in 2022!**

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### **Disclaimer**

**While we feel that all information is correct, it is your responsibility as buyers to research any/all information to your own satisfaction.**



## TERMS

**Successful bidder(s) will deposit 10% down as irrevocable earnest money on day of sale. The balance will be due at closing which will be within 30 days of date of sale. The cost of title insurance and closing service fees will be divided equally between buyer and seller. The Closing Agent is Paul Gillette, Gillette Law Office, Redfield, SD. Jark/Worlie Auction, LLC & Paul Gillette are acting as agent for sellers. Possession will be given December 31, 2021. The 2021 real estate taxes (due in 2022) will be paid by seller. Seller will convey to buyer any gas, oil, mineral or hunting rights now owned. Seller reserves the right to accept or reject any or all bids. Announcements made the day of sale shall take precedence over written advertisements. These parcels are offered subject to any rights, easements, restrictions and/or reservations of record. No buyer contingencies of any kind – have financial arrangements secured prior to bidding.**

**Lot 1**  
**SE ¼ of 5-116-65**  
**Exline Township, Spink County, SD**

This tract is offered \$\_\_\_\_x 160 taxable acres.

FSA has tract as 158.27 Farmland Acres of which 139.67 are considered Cropland. The balance will be pasture, shelter belts, non-crop acres, and right of ways. \* Tract contains an *FSA wetland or farmed wetland.* \* *No USFWS Easements* \*

***\*\* Buyers will have the right to operate in 2022! \*\****

**COUNTY PARCEL RATINGS:**  
**.664**

**SURETY PRODUCTIVITY INDEX: 68.8**  
**SURETY RANGE PRODUCTION: 3085.1 (lbs./acre/yr.)**

**BASE ACRES:**  
**Wheat 32.5, Corn 19.4, Soybeans 44.0, Barley 6.2**  
**Total Base Acres: 102.1**




**2020 REAL ESTATE TAXES:**  
**\$2,807.18**

**LOCATION**  
**From Zell, SD go - 2 miles East on Hwy 212, 1 mile South (375 Ave) & ½ mile East (173 St.).**



**Common Land Unit**  Tract Boundary  
 Non-Cropland PLSS  
 Cropland

**2021 Program Year**  
 Map Created May 06, 2021

**Wetland Determination**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation  
 Compliance Provisions

**5-116N-65W-Spink**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

**Lot 2**  
**SW ¼ of 4-116-65**  
**Exline Township, Spink County, SD**

This tract is offered \$\_\_\_\_\_x 160 taxable acres.

FSA has tract as 156.8 Farmland Acres of which 119.34 are considered Cropland. The balance will be pasture w/dugout, non-crop acres, and right of ways. \* Tract contains an *FSA wetland or farmed wetland*. \* *No USFWS Easements* \*

**\*\* Buyers will have the right to operate in 2022! \*\***

**COUNTY PARCEL RATINGS:**

**.460**

**SURETY PRODUCTIVITY INDEX: 53.0**

**SURETY RANGE PRODUCTION: 2872.3 (lbs./acre/yr.)**

**BASE ACRES:**

**Wheat 29.50, Corn 17.6, Soybeans 31.8, Barley 5.6**

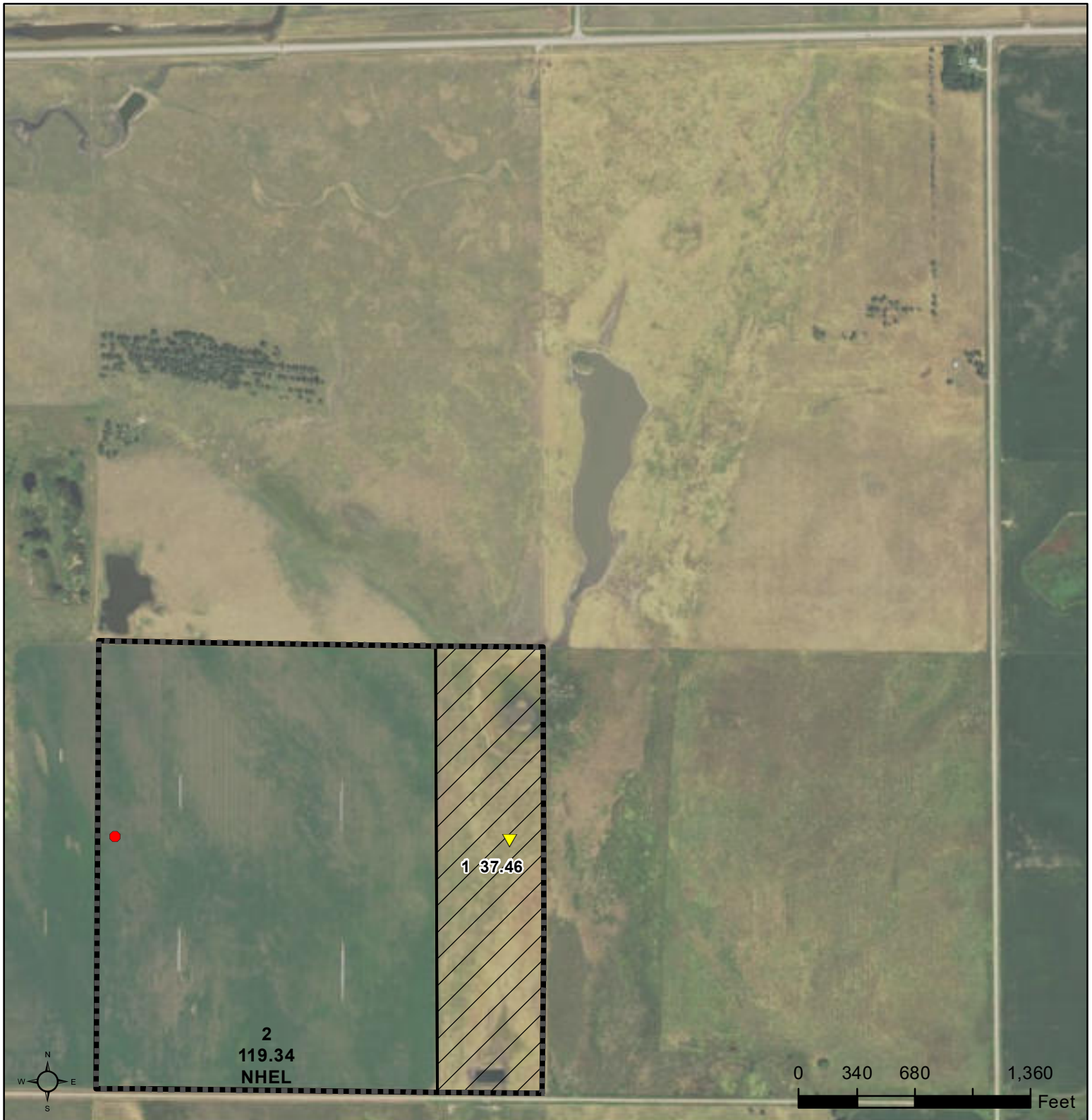
**Total Base Acres: 84.50**

**2020 REAL ESTATE TAXES:**

**\$1,939.76**

**LOCATION**

From **Zell, SD** go - 2 miles East on Hwy 212, 1 mile South (375 Ave) & 1 mile East (173 St.).



**Common Land Unit** Tract Boundary  
 Non-Cropland  
 Cropland  
 Tract Boundary  
 PLSS

2021 Program Year  
 Map Created May 06, 2021

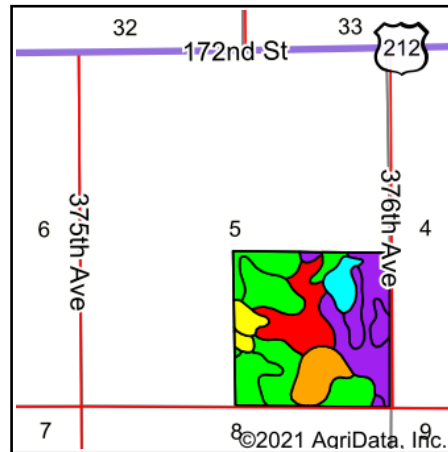
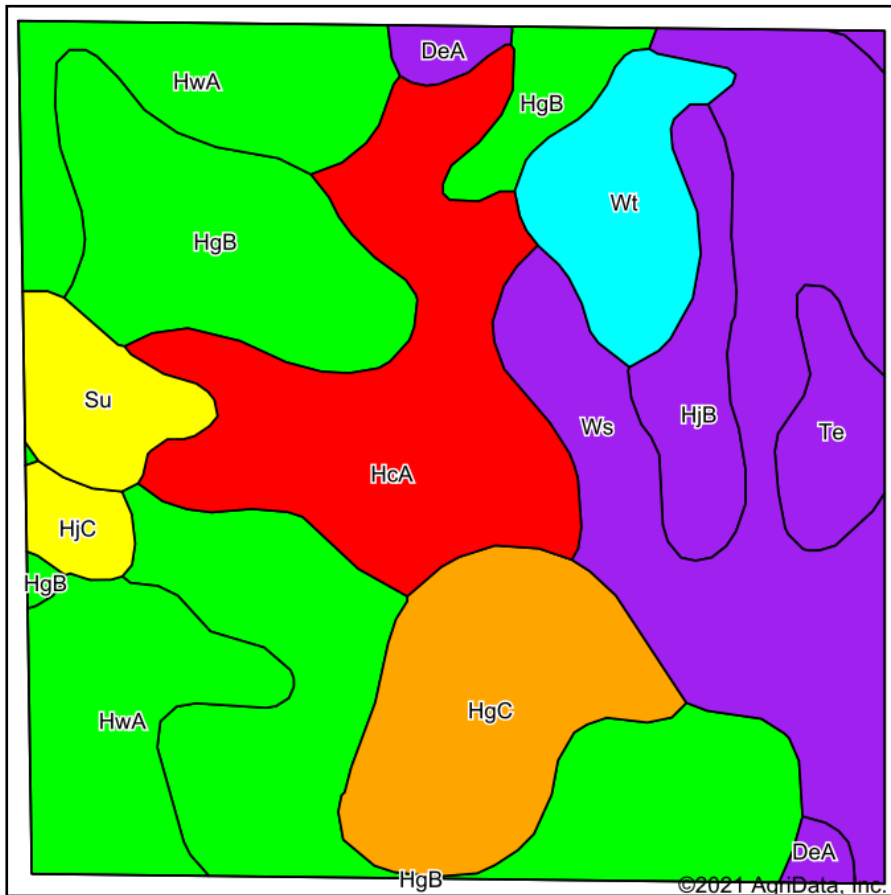
**Wetland Determination**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation  
 Compliance Provisions

**4-116N-65W-Spink**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



# Soils Map



State: **South Dakota**  
 County: **Spink**  
 Location: **5-116N-65W**  
 Township: **Exline**  
 Acres: **158.43**  
 Date: **2/1/2021**



Soils data provided by USDA and NRCS.

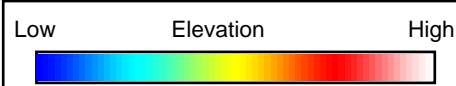
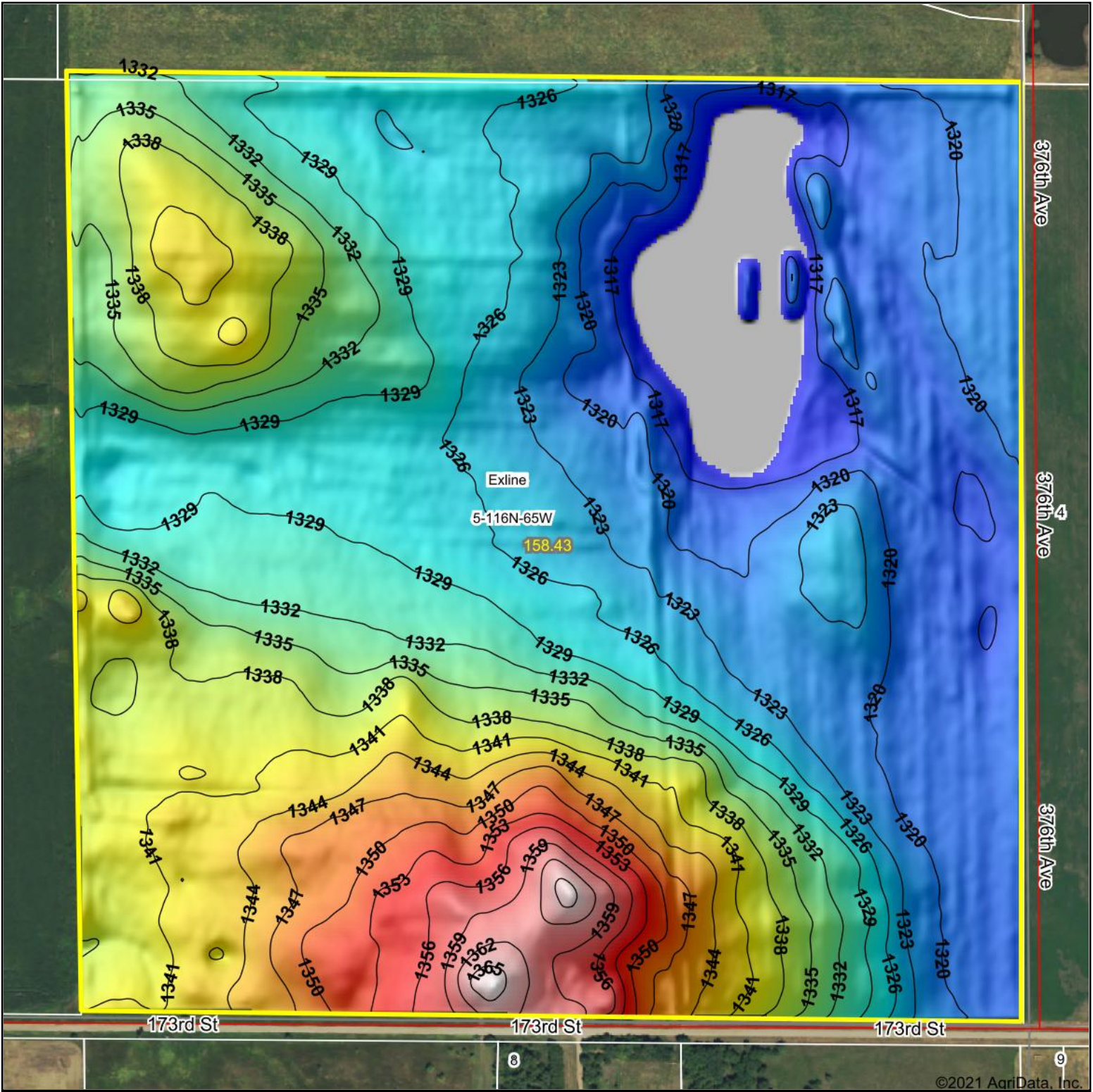
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
HgB	Hand-Ethan-Bonilla loams, 1 to 6 percent slopes	40.88	25.8%		Ile	2958	79	55
Ws	Woonsocket-Whitelake fine sandy loams, 0 to 2 percent slopes	30.03	19.0%		IIIe	2526	59	41
HcA	Hand-Bonilla loams, 0 to 3 percent slopes	23.28	14.7%		IIc	3206	88	57
HwA	Houdek-Stickney complex, 0 to 2 percent slopes	20.97	13.2%		IIc	3141	77	59
HgC	Hand-Ethan-Bonilla loams, 2 to 9 percent slopes	15.10	9.5%		IIIe	2738	65	54
Wt	Worthing silty clay loam, 0 to 1 percent slopes	8.34	5.3%		Vw	6145	30	4
HJB	Hand-Talmo complex, 2 to 6 percent slopes	6.13	3.9%		Ile	2336	54	39
Su	Stickney-Dudley-Hoven silt loams, 0 to 2 percent slopes	5.07	3.2%		IIIs	2859	44	37
Te	Tetonka silt loam, 0 to 1 percent slopes	4.39	2.8%		IVw	4479	56	14
DeA	Delmont-Enet loams, 0 to 2 percent slopes	2.16	1.4%		IVs	2606	50	39
HJC	Hand-Talmo complex, 6 to 9 percent slopes	2.08	1.3%		IIIe	2306	44	38
<b>Weighted Average</b>						<b>3085.1</b>	<b>68.8</b>	<b>*n 47.6</b>


\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

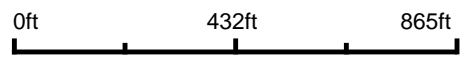
## LOT 1



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,314.2  
 Max: 1,367.2  
 Range: 53.0  
 Average: 1,330.2  
 Standard Deviation: 11.45 ft

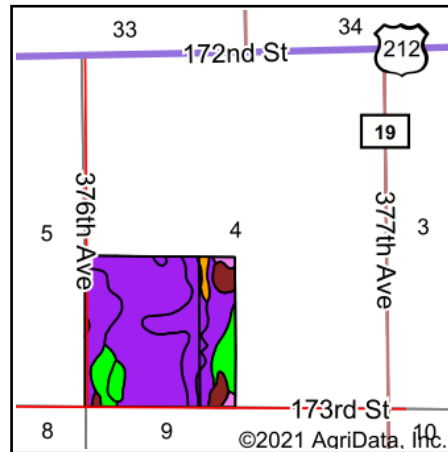
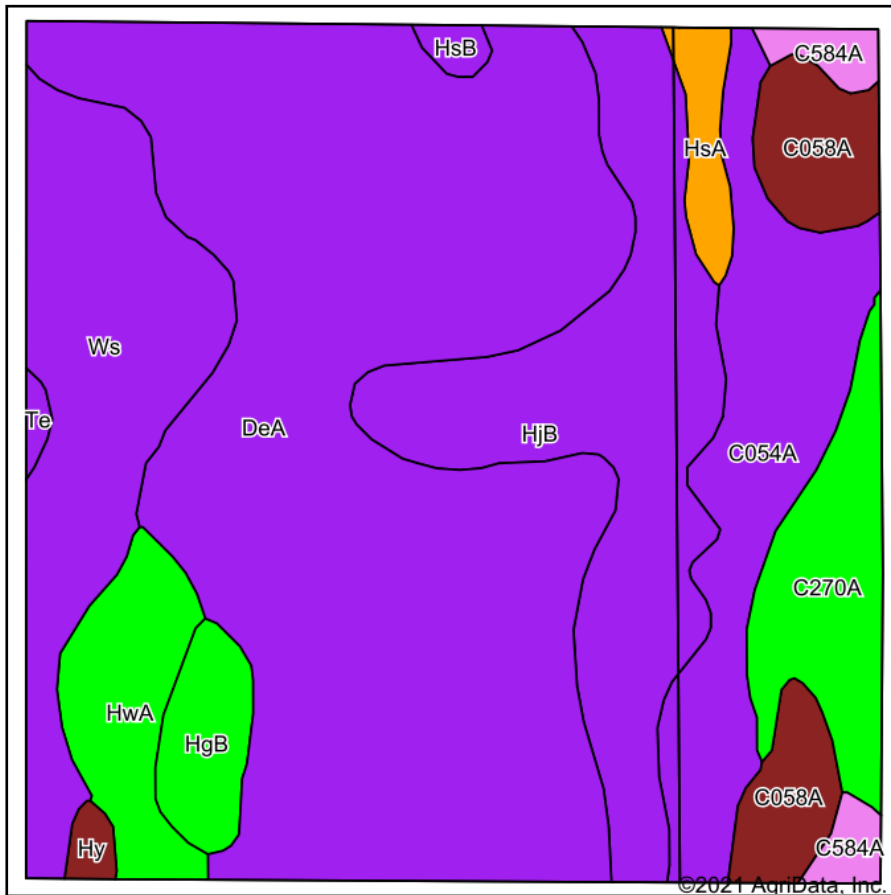


**5-116N-65W**  
**Spink County**  
**South Dakota**

map center: 44° 53' 19.47, -98° 40' 34.79

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# Soils Map



State: **South Dakota**  
 County: **Spink**  
 Location: **4-116N-65W**  
 Township: **Exline**  
 Acres: **156.8**  
 Date: **2/1/2021**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
DeA	Delmont-Enet loams, 0 to 2 percent slopes	69.94	44.6%		IVs	2606	50	39
HJB	Hand-Talmo complex, 2 to 6 percent slopes	22.30	14.2%		Ile	2336	54	39
Ws	Woonsocket-Whitelake fine sandy loams, 0 to 2 percent slopes	17.84	11.4%		IIIe	2526	59	41
C054A	Lowe loam, 0 to 2 percent slopes, occasionally flooded	15.26	9.7%		IVw	4322	53	26
C270A	Hamerly loam, 0 to 3 percent slopes	8.15	5.2%		Ile	3721	76	47
C058A	Ludden silty clay loam, strongly saline, 0 to 1 percent slopes, occasionally flooded	7.01	4.5%		IIw	3380	11	17
HwA	Houdek-Stickney complex, 0 to 2 percent slopes	6.59	4.2%		IIc	3141	77	59
HgB	Hand-Ethan-Bonilla loams, 1 to 6 percent slopes	3.61	2.3%		Ile	2958	79	55
HsA	Henkin-Blendon fine sandy loams, 0 to 2 percent slopes	2.25	1.4%		IIIe	2814	62	44
C584A	Harriet loam, 0 to 2 percent slopes	2.14	1.4%		VI s	3405	26	16
Hy	Hoven silt loam, 0 to 1 percent slopes	0.67	0.4%		VI s	3600	15	5
HsB	Henkin-Blendon fine sandy loams, 2 to 6 percent slopes	0.65	0.4%		IIIe	2814	57	43
Te	Tetonka silt loam, 0 to 1 percent slopes	0.39	0.2%		IVw	4479	56	14
<b>Weighted Average</b>						<b>2872.3</b>	<b>53</b>	<b>*n 38.2</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## LOT 2

